



204 N. Stonestreet - DEVELOPMENT TABLE		
Development Standard	Required/Permitted By Zoning Ordinance	Proposed Under this Plan
ZONE: MNB		
GROSS TRACT AREA (SF):		25,875
-Previous Dedication		0
Net Lot Area (SF):		25,875
OPEN AREA (SF) (REQ. 10%)	2,588	
PUBLIC USE SPACE (SF) (REQ. 5%)	1,294	
GROSS FLOOR AREA (SF)		
- Total Floor Area		101,087
SETBACKS (FT):		
-ROW, REAR, SIDE	0 or Min. 10'	20
-SIDE	0' or Min. 10'	0
-REAR	0' or Min. 10'	12
MAXIMUM BUILDING HEIGHT (FT):		
- MXB ZONE	55	55
PARKING:		
- Parking Spaces		16
- Loading Spaces		2

GENERAL NOTES

1. INFORMATION CONTAINED HEREON IS BASED ON FIELD-RUN SURVEYS CONDUCTED DURING DECEMBER 2017. ALL FIELD-RUN OBSERVATIONS WERE TAKEN FROM CLOSED TRAVERSE CONTROL ALIGNMENTS, WITH A MINIMUM ACCURACY RATIO OF 1:20,000.
2. THE SUBJECT PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 24031C PANEL NO. 0334D, MAP NUMBER 24031C0334D FOR MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP.
3. THERE IS NO EVIDENCE THAT THIS SITE IT BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. CONTRACTOR SHALL CONTACT "MISS UTILITY" AT (1-800-257-7777), 48 HOURS IN ADVANCE OF EXCAVATION FOR MARKING THE LOCATION OF UTILITIES.
5. NORTH MERIDIAN BASED ON MARYLAND STATE PLANE COORDINATES NAD83/91 OBTAINED GPS OBSERVATIONS.
6. UTILITIES SHOWN HEREON WERE TAKEN FROM FIELD LOCATION AND THE BEST INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
7. THERE ARE NO WETLANDS DELINEATED ON SUBJECT PROPERTY.

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Licence No.:	<u>16148</u>
Expiration Date.:	<u>08-22-18</u>

APPLICANT:
POVERNI SHEIKH GROUP
400 WEST FRANKLIN STREET
SUITE 300
BALTIMORE, MD 21201
CONTACT: EUGENE POVERNI
P.443.255.8104

OWNER:
204 NORTH STONESTREET, LLC
204 NORTH STONESTREET
ROCKVILLE, MD 20850

CIVIL ENGINEER:
JOHNSON BERNAT ASSOCIATES, INC.
205 N. FREDERICK AVENUE, SUITE 100
GAITHERSBURG, MD 20877
CONTACT: KEVIN JOHNSON
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PRELIMINARY SITE PLAN
204 NORTH STONESTREET
PART OF LOTS 31-33, BLOCK A
H.L. ENGLAND'S SECOND ADDITION TO ROCKVILLE - PLAT BOOK 4, PLAT 341
ROCKVILLE, MONTGOMERY COUNTY, MARYLAND



PLAN NO.:	
SCALE:	1"=20'
DATE:	2/8/18
SHEET	1 OF 1
FILE NO:	

J • B • A
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Engineering • Surveying • Planning

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